

6.6 - R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

6.6.1 PERMITTED USES:

Within the R-3 Medium Density Residential District the following uses are permitted:

- 6.6.1.1 All uses permitted in the R-2C, Low Density Residential District, provided all other R-3 requirements are observed;
- 6.6.1.2 Two-family and multi-family dwellings;
- 6.6.1.3 Boarding or rooming houses;
- 6.6.1.4 Churches with parish houses and Sunday school buildings, provided all buildings have a minimum side yard setback of twenty-five (25) feet;
- 6.6.1.5 Group homes for ten (10) or fewer unrelated mentally retarded, mentally handicapped, or physically handicapped residents, which may include two (2) additional persons, approved by the licensing agency to act as houseparents or guardians, and who need not be related, provided:
 - A. Prior to admission to the facility, all resident applicants are screened by the appropriate sponsoring agency, such as Watauga Mental Health Center or Dawn of Hope, in order to exclude violence-prone or other potentially dangerous persons;
 - B. The facility is fully licensed/certified by the appropriate overseeing state agency (e.g. the State Department of Mental Health and Mental Retardation);
 - C. The facility is operated as a residential home only and does not include teaching or training activities for non-residents; and
 - D. The facility is located not closer than 1,320 feet to any other group home or temporary shelter.
- 6.6.1.6 Residential homes for the aged, provided:
 - A. Such a home shall be licensed and shall meet all requirements of the minimum standards and regulations of nursing homes except nursing services by a professional nurse;
 - B. Such a home shall meet all building and fire safety codes as required by the State of Tennessee Department of Public Health; and

- C. Density shall be based on bedrooms per acre and shall be calculated as two (2) times the number of dwelling units allowed in the zoning district. In the R-3 district, maximum allowable density shall be fourteen (14) bedrooms per acre.

6.6.1.7 Emergency or temporary shelters, provided:

- A. The shelter houses no more than eight (8) persons for no more than thirty (30) days per person. Length of stay may be extended when extenuating circumstances can be shown to the Shelter Director;
- B. Prior to admission to the facility, all shelter applicants are screened by the appropriate sponsoring agency, in order to exclude violence-prone or other potentially dangerous persons;
- C. The facility meets the "Shelter Service and Performance Standards" as recognized by the State Department of Human Services; and
- D. The facility is located no closer than 1,320 feet to any other temporary shelter or group home as defined in Article II.

6.6.1.8 Adult day-care centers, provided:

- A. The facility has a maximum allowable enrollment of thirty (30) people and adequate work space (25 sq. ft. per person);
- B. Parking shall not be permitted in the required front yard;
- C. For emergency purposes, including ambulances, emergency vehicles, and fire vehicles, the facility shall be located on an arterial or collector street, or a minor street provided it is not a cul-de-sac and the street has a minimum right-of-way width of fifty (50) feet with a minimum paved width of twenty-nine (29) feet, including curbs; and
- D. A paved driveway for the off-street loading and unloading of handicapped persons provides a separate entrance and exit to and from the property from an arterial or collector street without backing into the street.

6.6.1.9 Bed-and-breakfast homes, provided:

- A. There shall be no more than six (6) registered guests at one time and a current guest register shall be kept by the owner;
- B. Parking shall be located at the rear or side of the building;

- C. There shall be no more than one (1) bed-and-breakfast home located within 1,500 feet (determined by a straight line and not street distance) of the establishment;
- D. All necessary state and city permits, certifications, or requirements shall be obtained as a condition of approval of a bed-and-breakfast home service; and
- E. No exterior alterations, other than those necessary to assure safety of the structure, shall be made to any building for the purpose of providing bed-and-breakfast.

6.6.1.10 Mortuary Establishments provided:

- A. Primary access shall be from a collector or arterial street;
- B. Minimum lot size shall be three (3) acres;
- C. A Type 2 buffer shall be required along all property lines that abut R-1 through R-6 zoning districts;
- D. A ground-mounted sign with a maximum of 32 square feet shall be allowed for each street granting access. If two or more individual signs are allowed due to multiple street frontage, they may be substituted for one ground-mounted sign with a maximum size of 64 square feet; and
- E. A site plan shall be approved by the Planning Commission; said plan shall contain the following:
 - 1. Location, size, and height of all proposed structures;
 - 2. A traffic circulation plan including the location of all parking areas, driveways, and points of ingress and egress;
 - 3. Location, extent, and composition of all proposed buffering; and
 - 4. Other information as required by the Planning Commission.
- F. Minimum front yard setback shall be twenty-five (25) feet, side yard setback shall be twenty-five (25) feet except where said side yard abuts a residential district in which case said side yard shall be fifty (50) feet; and rear yard setback shall be fifty (50) feet.

6.6.2 USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:

The following uses are permitted when approved by the Board of Zoning Appeals as Special Exceptions as provided by Section 15.4:

- 6.6.2.1 All Special Exceptions permitted in the R-2C Low Density Residential District;
- 6.6.2.2 Libraries, museums, art galleries and other cultural facilities, offices and facilities of non-profit and civic organizations, and social service organizations provided:
 - A. The use shall be located in a discontinued school or similar public building;
 - B. Pick-up and delivery of goods shall be restricted to access only from a collector or arterial street and only between the hours of 7:00 a.m. and 7:00 p.m.;
 - C. Parking and loading docks shall be located at the rear or side of the building and not be visible from any public right-of-way (excluding alleys) or residential property;
 - D. No exterior alterations, other than those necessary to assure the safety of the structure, shall be made to any building; and
 - E. No exterior storage shall be permitted.
- 6.6.2.3 Alternative tower structures.

6.6.3 AREA REGULATIONS:

All buildings and uses, unless otherwise specified in this Code, shall comply with the following setback, coverage, and area requirements:

- 6.6.3.1 Minimum Lot Size:
 - A. Minimum lot size shall be 9,000 square feet.
 - B. Minimum lot width shall be seventy-five (75) feet at the front building line.
- 6.6.3.2 Density:

Maximum density shall be seven (7) dwelling units per acre.

6.6.3.3 Yard Area:

A. Front Yard:

Minimum front yard setback shall be twenty-five (25) feet on an arterial or collector street and twenty (20) feet on all other streets. Front-facing garages shall have a minimum setback of twenty-five (25) feet on all streets.

B. Side Yard:

Minimum side yard setback shall be eight (8) feet.

C. Rear Yard:

Minimum rear yard setback shall be thirty (30) feet.

6.6.4 MAXIMUM LOT COVERAGE:

The principal building and all accessory buildings shall cover not more than thirty-five (35) percent of the total lot area.

6.6.5 HEIGHT REGULATIONS:

Principal buildings shall not exceed the height of thirty-five (35) feet and accessory buildings shall not exceed the height of fifteen (15) feet.

6.6.6 SIDEWALK REQUIREMENT:

Sidewalks shall be required for all uses required in R-2, Subsection 6.2.6, and for adult day-care centers and multi-family developments along their public street frontages in accordance with Article IX, Sidewalk Regulations, and The Standards of Design for Streets and Drainage.

6.6.7 CONCEPT PLAN REQUIRED:

Each application for a rezoning request shall be accompanied by five sets of a concept plan as described in Article XIV, Subsection 14.3.1. The review and approval process for such concept plan shall be as described in Subsection 14.3.2.